



# SOUTH SIDE

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DURHAM, NC



DISCOVER DURHAM'S  
NEWEST DESTINATION



# SOUTH SIDE

## Discover Durham's New Destination

**Discover Southside—a neighborhood  
brimming with opportunities.**

Discover streets lined with high quality new  
apartments and new single family homes.

Discover the culture and amenities of  
downtown Durham.

Discover a community that is both modern  
and classic. With 119 new rental units,  
48 new homeownership units and 13  
commercial “live-work” units, there are plenty  
of options—and plenty to love. Plus, plans  
are already underway for the second phase  
of rental and homeownership development.

### CONTACT

Department of Community Development  
City of Durham  
807 E. Main Street, Suite 2-200  
Durham, NC 27701  
Office: (919) 560-4570  
[www.durhamnc.gov](http://www.durhamnc.gov)

THE LOFTS AT  
SOUTHSIDE

BUNGALOWS  
AT SOUTHSIDE

PIEDMONT  
RENTALS

THE VERANDA AT  
WHITTED SCHOOL

INVEST  
AT SOUTHSIDE



Brightleaf Square

DUKE UNIVERSITY RD



Duke University

# DURHAM

**“Southside is your opportunity  
to get in on the ground floor  
of a beautiful community as  
it becomes an integral part of  
downtown Durham—one of  
the most innovative, creative,  
hard-working, delicious, fun,  
exciting and talented cities in  
the entire country.”**

– William V. “Bill” Bell, Mayor  
City of Durham



147



The Carolina Theatre



Durham Central Park



Durham Performing Arts Center



Durham Bulls Athletic Park



Bungalows at Southside



The Veranda at Whitted School



The Lofts at Southside



Piedmont Rentals



NC Central University

AMERICAN TOBACCO TRAIL

MAIN ST

S ROXBORO ST

DURHAM FREEWAY

147

S ROXBORO ST

FAYETTEVILLE ST

ALSTON AVE

**SOUTHSIDE**

UNIVERSITY DR

# THE LOFTS AT SOUTHSIDE

**Discover the joy of strolling to a Durham Bulls game. Of riding your bike to dinner in downtown Durham. Of making it to class or work in minutes.**

Discover The Lofts at Southside, the gateway to this dynamic and diverse community. Soaring fountains welcome residents and guests to 119 quality units with a price point for every budget.

The Lofts at Southside will also feature 13 live/work units to serve Durham's nationally renowned entrepreneurs and business owners.

With the first phase nearing completion and demand high for the Southside lifestyle, our teams are quickly preparing a 79-unit second phase and a possible third phase.

## Details

- ▶ 119 quality units with a price point for every budget
- ▶ 13 live/work units to serve Durham's entrepreneurs and business owners
- ▶ Preparing a 79-unit second phase and a possible third phase



### Contact: The Lofts at Southside

703 S. Roxboro Street, Durham, NC 27707  
For information, call (919) 973-2183.

[loftsatsouthside.com](http://loftsatsouthside.com)







McCormack Baron Salazar has completed 160 projects in 37 cities across the U.S. with more than 17,300 units of attractive, high-quality housing. More at [mccormackbaron.com](http://mccormackbaron.com).



## BUNGALOWS AT SOUTHSIDE

Discover quality craftsmanship in a new Southside home. Award-winning builders **B. Wallace Design & Construction** and **Andrew Roby General Contractor** offer beautiful and distinctive homes.

There are 48 three- and four-bedroom homes currently under construction or in the planning phase. For a limited time, they're priced below comparable homes located elsewhere in the Durham market. Many homebuyers will also be eligible for a variety of loans and special financing programs to help make the dream of ownership a reality.

Floor plans range from 1,200 to 1,800 square feet with opportunities for both interior and exterior upgrades to personalize your home.

### Details

- ▶ 48 three- and four-bedroom homes with high-end finishes
- ▶ Floor plans range from 1,200 to 1,800 square feet
- ▶ Variety of loans and special financing programs for eligible homebuyers



#### Contact:

**Andrew Roby General Contractor**

For information, call (919) 210-2928.

[robysouthsidehomes.com](http://robysouthsidehomes.com)

**B. Wallace Homes**

For information, call (919) 401-3619.

[bwallaceatsouthside.com](http://bwallaceatsouthside.com)





UNIVERSITY DR 501

BUNGALOWS  
AT SOUTHSIDE  
PHASE 1

HILLSIDE AVE

CHESTNUT ST

S ROXBORO ST

PHASE 2

Phase 2 lot  
configuration  
may change.

PIEDMONT AVE

SOUTH ST

MERRICK ST

GRANT ST

ALSTON

SIMMONS ST



# PIEDMONT RENTALS

**Discover how existing “box-y” residential structures can be transformed with new architecturally designed exteriors.**

Durham Community Land Trustees is renovating three single-family homes and three duplexes on Piedmont Avenue guided by plans developed by Jody Brown Architecture which will serve as a model and inspiration for additional private investment.

Piedmont Avenue emphasizes both privacy and community—with green spaces, sidewalks and front and back yards that set the pace for Southside’s visual appeal and craftsmanship.

## Details

- ▶ Renovations of three single-family homes and three duplexes can be a model for additional private investment
- ▶ Craftsmanship meets community—green spaces, sidewalks and front and back yards add to the visual appeal of Southside



### 102 Piedmont Renovation Plan

2 bedroom, 1 bath duplexes. Units have 835 sq. ft. plus new 122 sq. ft. porches

**Contact: Marcia Rogers**  
**Durham Community Land Trustees, Inc.**  
1208 W. Chapel Hill Street, Durham, NC 27701  
For information, call (919) 490-0063  
or email [marcia@dclt.org](mailto:marcia@dclt.org)  
[jodybrownarchitecture.com/piedmont](http://jodybrownarchitecture.com/piedmont)

FOREST HILLS PARK

E FOREST HILLS BLVD

501

UNIVERSITY DR

HILLSIDE AVE

CHESTNUT ST

S ROXBORO ST

LAKEWOOD AVE

DURHAM FREEWAY (147)

JACKIE ROBINSON DR

PIEDMONT RENTALS

ENTERPRISE ST

UMSTEAD ST

UMSTEAD ST

UMSTEAD ST

UMSTEAD ST

UMSTEAD ST

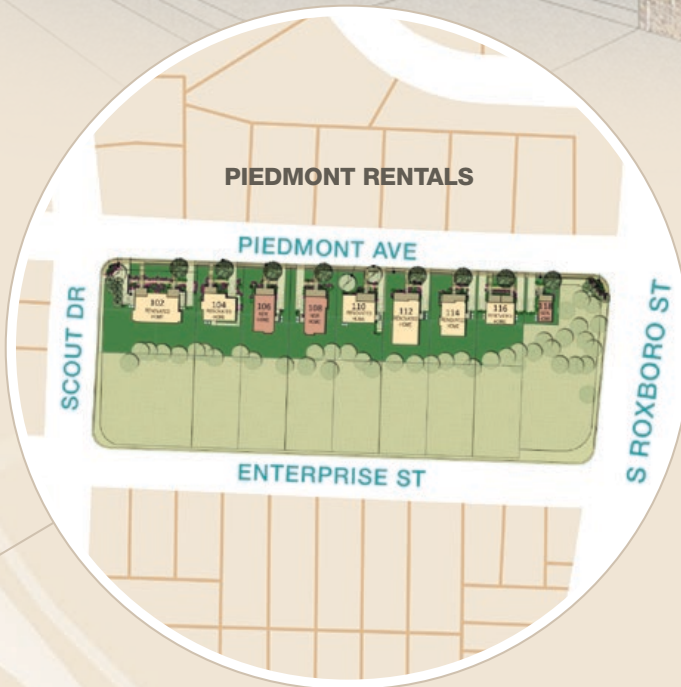
UMSTEAD ST

UMSTEAD ST

UMSTEAD ST

UMSTEAD ST





### 116 Piedmont Renovation Plan

2 bedroom duplexes. Units have 810 sq. ft. plus new 130 sq. ft. porches

# THE VERANDA AT WHITTED SCHOOL

## Details

- ▶ 134,573 square feet of historic and new space
- ▶ 104,074 square feet of residential space
- ▶ 30,499 square feet of educational space
- ▶ 4-acre site

**Discover a long time Durham landmark, the Whitted School, reinvented as a cornerstone of the new Southside.**

Millions of dollars in renovations will transform the original Hillside High School into 79 units of affordable housing for seniors as well a pre-kindergarten facility serving Durham families.

The Veranda at Whitted School is a public-private partnership consisting of the project developer, Durham County and Durham Public Schools. The City of Durham is also a funding partner.

The development team is comprised of The Integral Group, Forty AM, Belk Architecture and C.T. Wilson Construction. Belk Architecture is the award-winning design firm for the nationally renowned American Tobacco Campus.





## INVEST AT SOUTHSIDE

**Discover your own opportunity.** Southside has a limited number of private lots available for purchase. While they range in size, shape and shovel-readiness, all are part of this extraordinary City of Durham-backed development and Downtown Durham's booming housing market. Additionally, currently vacant homes may be available for purchase and renovation.

For more information on available homes and lots, please search **Zillow.com** or contact a real estate agent.

### Details

City of Durham-backed development, part of Downtown Durham's booming housing market

Privately-owned homes available for purchase and renovation

Lots range in size, shape and shovel-readiness



#### Real estate investor and general contractor Chad Perry

has purchased three vacant homes in Southside which are now undergoing total "gut" renovations for sale to homebuyers. Chad's renovations are well known for hardwood floors, granite countertops, high-end cabinetry and appliances and luxury baths.



"By investing in Southside, I am able to pursue my passion for restoring the beauty and character of historical structures while contributing to the area's renaissance, an area that my great grandfather helped to create decades ago as the pastor/builder of St. Mark AME Zion Church." – Chad Perry

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